

## **LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT**

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**P.A.S.:** Street and Alley Vacation #02011  
S. 48<sup>th</sup> Street and Glade Street

**DATE:** September 4, 2002

**PROPOSAL:** To vacate a portion of the street adjacent to the petitioners lot to increase the size of their yard and build a fence.

**LAND AREA:** 2,235.6 square feet, more or less (18' x 124.2').

**CONCLUSION:** Approval of this street vacation would create a substandard right-of-way and conflict with the street pavement section. The Subdivision design standards require a 60' R-O-W for local streets. The existing R-O-W is 60'. Approval of the vacation will create a local street of 42'. In addition, this proposed vacation extends approximately 1.5 feet into the existing roadway pavement.

<b><u>RECOMMENDATION:</u></b>	Does not conform to Comprehensive Plan.
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### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** The north 18' of Glade Street from S. 48<sup>th</sup> Street east 124.2 feet, adjacent to Lot 8, Block 6, Normal Addition, in the southeast quarter of Section 32-T10N R-7-E, in Lincoln, Lancaster County, NE.

**LOCATION:** Generally located at S. 48<sup>th</sup> Street and Glade Street

**APPLICANT:** Benjamin and Stacy Hollingsworth  
2250 S. 48<sup>th</sup> Street  
Lincoln, NE 68506  
(402) 483-2575

**CONTACT:** Same

### **SURROUNDING LAND USE AND ZONING:**

North: Residential	R-2, Residential
South: Residential-Transitional and Business	R-T and B-1
East: Residential	R-2, Residential
West: Residential	R-2, Residential

**COMPREHENSIVE PLAN SPECIFICATIONS:** The Comprehensive Plan shows this area as Urban Residential. The Plan states;

P F87- Transportation Planning Principles

The overall objectives of the transportation plan include:

- Developing a balanced transportation system that meets the mobility needs of the community and supports Lincoln and Lancaster County's land use projections and plan.
- Using the existing transportation system to its best advantage.
- Creating a sustainable transportation network that minimizes energy consumption and environmental pollution.
- Designing a street and road improvement program that is both physically attractive and sensitive to the environments of urban neighborhoods.

**HISTORY:**

August 22, 1994: Change of Zone No. 2834, from R-2 Residential to R-T Residential Transition, located just north of Normal Street between S. 49<sup>th</sup> and S. 50<sup>th</sup> Street.

March 3, 1991: Weigel's Alpine Village Subdivision #90506, dedicated Glade street as R.O.W.

December 4, 1989: Change of Zone No. 2498 from R-2 Residential to R-T Residential Transition, located just south of Glade Street between S. 48<sup>th</sup> and S. 49<sup>th</sup> Street.

May 8, 1979: The area was zoned A-2, Single Family Dwelling District until it was updated to R-2, Residential during the 1979 zoning update.

November 26, 1923: The alley abutting Lot 8 to the east, running north to south in Block 6, Normal, between 48<sup>th</sup> and 49<sup>th</sup> and Glade and Newton was vacated.

**UTILITIES:** Utilities are available

**TRAFFIC ANALYSIS:** Glade Street is a local street.

**ANALYSIS:**

1. This is a petition to the City Council for a vacation of the north 18' of Glade Street from S. 48<sup>th</sup> Street east 124.2 feet, adjacent to Lot 8, Block 6 Normal Addition, Lincoln, Nebraska.
2. Glade Street provides a connection between S. 48<sup>th</sup> Street and the residential area to the east.
3. The existing street appears to serve local residential traffic only.

4. The Subdivision design standards require a 60' R-O-W for local streets. The existing R-O-W is 60'. Approval of the vacation will create a local street of 42'.
5. A water main exists in the street adjacent to the south edge of the lot. Time Warner Cable and ALLTEL have buried cables in this area also. If this is approved a permanent easement needs to be established for these utilities.
6. This proposed vacation extends approximately 1.5 feet into the existing roadway pavement.
7. The City Engineer objects, because if vacated it would create a substandard right-of-way and conflict with the street pavement section.

However, should the Planning Commission choose to approve the request the following is a suggested condition:

BEFORE THE VACATION REQUEST IS SCHEDULED ON THE CITY COUNCIL AGENDA THE FOLLOWING MUST BE COMPLETED:

- 1.1 The provisions of Chapter 14.20 of the Lincoln Municipal Code are met.

Prepared by:

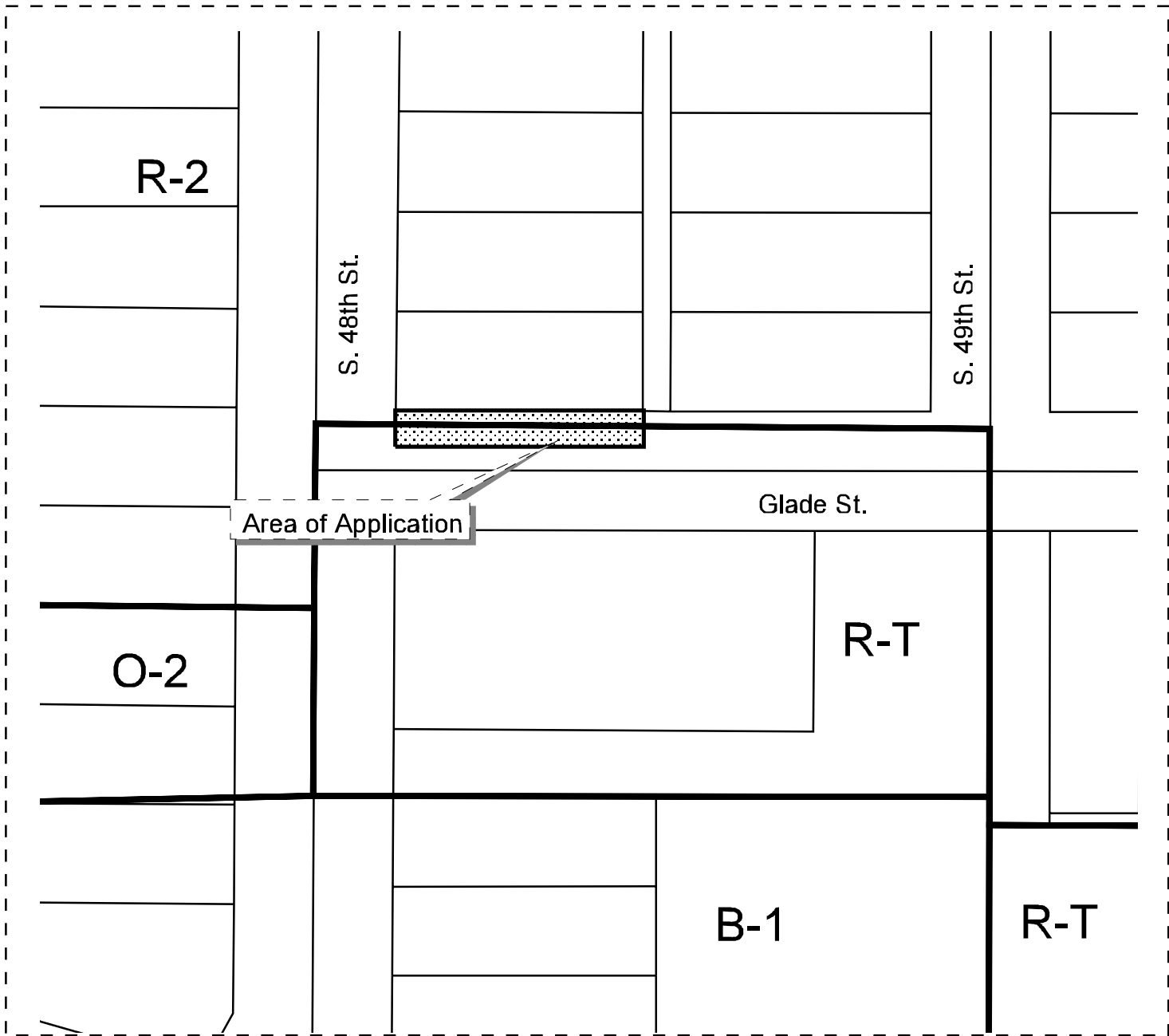
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Abigail Davis  
Planner



**Street & Alley Vacation #02011**  
**S. 48th & Glade St.**



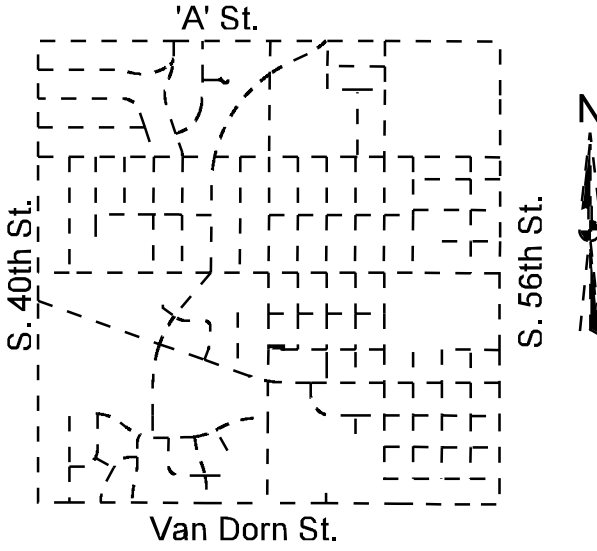
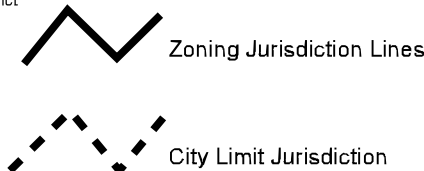


# **Street & Alley Vacation #02011** **S. 48th & Glade St.**

## **Zoning:**

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile  
 Sec. 32 T10N R7E



ODS BROS  
BRYAN  
UTH ACRES

LOT 390 LT.  
127.3'  
LOT 229  
120'

TO NORMAL  
ST. 48TH  
RAWLINGS  
SUB. OF BLK. 18

LOT 427 LT.  
26.09'  
135.26'  
431'  
LOT 384  
LOT 426 LT.  
120'

LOT 429  
LT.  
231.5'  
230.57'  
166.57'

ST. 49TH  
NEWTON  
ST. 50TH

ST. 51ST  
GLADE  
ST. 52ND

WEIGEL'S  
ALPINE  
VILLAGE  
SUB.  
MAPLE  
MEADOWS ADD.

ST. 53RD  
PARK  
ST. 54TH

ST. 55TH  
PARK  
ST. 56TH

ST. 57TH  
PARK  
ST. 58TH

ST. 59TH  
PARK  
ST. 60TH

ST. 61ST  
PARK  
ST. 62ND

ST. 63RD  
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AUG 21 2002

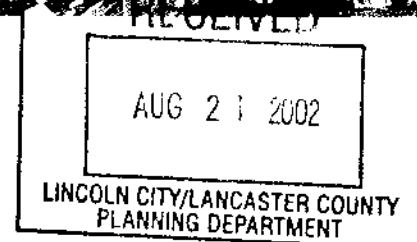
LANCASHIRE CITY/LANCASTER COUNTY  
PLANNING DEPARTMENT

# Lincoln



# Nebraska's Capital City

August 21, 2002



Lincoln City/Lancaster County  
Planning Commission  
Lincoln, NE 68508

RE: Vacating approximately the north 18 feet of Glade Street from South 48th Street east 124.2 feet, adjacent to Lot 8, Block 6 Normal Addition


Dear Ladies and Gentlemen:

The Department of Public Works and Utilities has received a proper petition from Benjamin and Stacy Hollingsworth, owners of Lot 8, Block 6 Normal Addition, to vacate the above described public right-of-way. Petitioners request this vacation to increase the size of their yard and to build a fence.

The City of Lincoln has a water main in the area of proposed vacation. Time Warner and Alltel have buried cables in this area also. If this vacation were approved, a permanent easement would need to be established for these utilities.

This proposed vacation extends approximately 1.5 feet into the existing roadway pavement. If vacated, it would create a substandard right-of-way and conflict with the street pavement section. The existing 60' right-of-way is the standard minimum width for the existing 27' wide residential street paving. The Department of Public Works recommends denial of this request. This vacation requests contains an area of 2,235.6 square feet, more or less.

Sincerely,

  
Byron Blum  
Engineering Services

cc: Mayor Wesely  
Allan Abbott  
Marvin Krout  
Marc Wullschleger  
Roger Figard  
Nicole Fleck-Tooze  
Joan Ross  
Clint Thomas  
Dana Roper

Glade Vac Ltr 10m.wpd